

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, November 12, 2013

8:00 P.M.

ROOM 206

Town Hall

GENERAL MEETING

Election of Officers (Chairman, Vice-Chairman, and Secretary)

Adoption of 2014 meeting schedule for Planning & Zoning Commission & Aquifer Protection Agency.

Modification of Flood Damage Prevention Application #320, Tim & Megan Malay, 20 Plymouth Road.

Request to modify previously approved plans for the driveway/Plymouth Road pull-off and terrace.

Modification of Flood Damage Prevention Application #330, Mitrano, 29 Waverly Road.

Request to modify plans to not construct previously-approved addition, and to waive stormwater mgmt.

Coastal Site Plan Review #252-A, Land Filling & Regrading Application #278, Hans Mende, 253 Long Neck Point Road.

Request for extension of time.

Subdivision Application #131-A, Coastal Site Plan Review #288, Flood Damage Prevention Application #329, Land Filling & Regrading Application #308, 25 Brush Island Road, LLC/Caulfield, 25 Brush Island Road.

Request for extension of time to implement approved plan.

Discussion, deliberation and possible decision on the following:

Flood Damage Prevention Application #254-A/Amendment of Site Plan, Darien Parks & Recreation, Darien Junior Sailing Team, Weed Beach, 155 Nearwater Lane. Proposal to construct a 22' x 50' storage building to replace the sheds and sailing house damaged by Storm Sandy; relocate boat storage racks, chase boats, trailers, and portable launch ramps; and perform related site activities within a regulated area.

Special Permit Application #117-E/Site Plan, Land Filling & Regrading Application #314, Noroton Presbyterian Church, 2011 Boston Post Road and 2075 Boston Post Road and 25 Noroton Avenue. Proposal to construct additions and alterations to the existing Church, including modifying the existing parking area and playground; and to perform related site development activities.

Proposed Amendments to the Zoning Regulations (COZR #4-2013) put forth by the Tokeneke Club, Inc. Proposal to modify the definition of Building Coverage in Section 210 of the Darien Zoning Regulations. This change would include only the first and largest court of any pervious tennis or recreational court in the calculation of "Building Coverage" for lots in commercial zones or special permit uses on lots in residential zones.

Coastal Site Plan Review #294, Land Filling & Regrading Application #316, John & Medina Vasily, 18 Long Neck Point Road. Proposing additions to the existing residence and converting a deck to a terrace, and perform related site development activities within a regulated area.

Coastal Site Plan Review #290, Flood Damage Prevention Application #333, Land Filling & Regrading Application #310, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to demolish the existing single-family residence and construct a new single-family residence with pool, and perform related site activities within regulated areas.

Approval of Minutes

October 15, 2013 Public Hearing/General Meeting

October 29, 2013 Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING

Special Permit Application #122-B, Darien Housing Authority, 24 Allen O'Neill Drive. Proposal to locate the Darien Housing Authority office within the existing community building at The Heights at Darien. The subject property is located on the east side of Noroton Avenue, approximately 550 feet north of its intersection with West Avenue, and is shown on Assessor's Map #21 as Lot #103 in the DMR Zone.

Business Site Plan #24-V/Special Permit, Beth duPont/Good Food Good Things, 25 Old King's Highway North, Goodwives Shopping Center. Proposal to install a convenience food service use and an associated retail use within a 2,900+/- square foot space at Goodwives Shopping Center between Flair Fitness and Wineport of Darien. The space is located within Goodwives Shopping Center, which is located on the south side of Old Kings Highway North, approximately 150 feet southwest of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

Coastal Site Plan Review #295, Flood Damage Prevention Application #335, Daniel Smith, 149 Long Neck Point Road. Proposing to construct a replacement pier, ramp, and dock and perform related site development activities within regulated areas. The subject property is located on the east side of Long Neck Point Road approximately 100 feet north of its southernmost intersection formed by Pear Tree Point Road and Long Neck Point Road, and is shown on Assessor's Map #59 as Lot #9 in the R-1 Zone.

ADJOURN.